



35 Watford Heath, Watford, WD19 4EU

Price £630,000 Freehold

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 ChurchillsBushey



Price £630,000

35 Watford Heath, Watford, Hertfordshire, WD19 4EU

- A Beautifully Presented 2 Bedroom 2 Bathroom Semi Detached House
- Spacious Living Room With Fireplace
- Modern Fitted Kitchen/ Dining Room
- Both Bedrooms With Wardrobes & En Suite Shower Rooms
- Gas Central Heating/ Double Glazing
- Part Walled Courtyard Garden
- Off Street Parking To The Front
- Sought After Location Overlooking Watford Heath
- Council Tax Band D - Watford Borough Council
- Energy Rating: D



This beautifully maintained 2 bedroom 2 bathroom extended end of terrace house is stylishly decorated throughout, offering an entrance hall, a spacious 15ft living room with a fireplace, a cloakroom, and a modern fitted kitchen/dining room. Upstairs, both double bedrooms include wardrobes and private en-suite shower rooms. The property also benefits from gas central heating and double glazing. The part walled courtyard garden at the rear provides a peaceful outdoor space complete with a shed, while the front offers off street parking for two vehicles. Enjoying lovely views across Watford Heath, a designated conservation area known for its charm and character, and set in a sought after location close to Bushey Mainline Station, the property combines comfort, convenience, and character.





Watford Heath, WD19

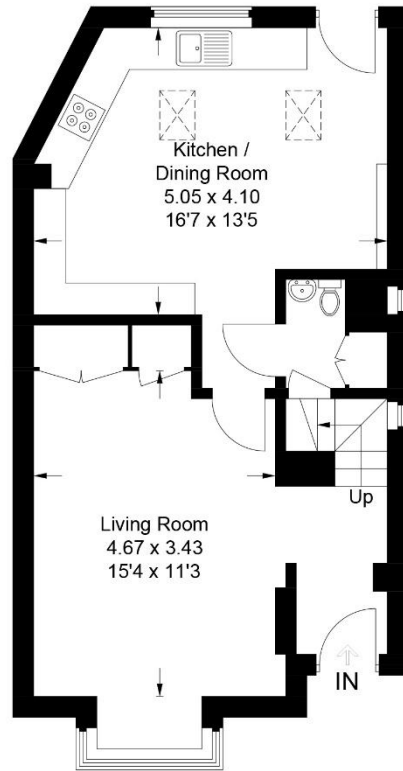
Approximate Gross Internal Area

Ground Floor = 47.8 sq m / 514 sq ft

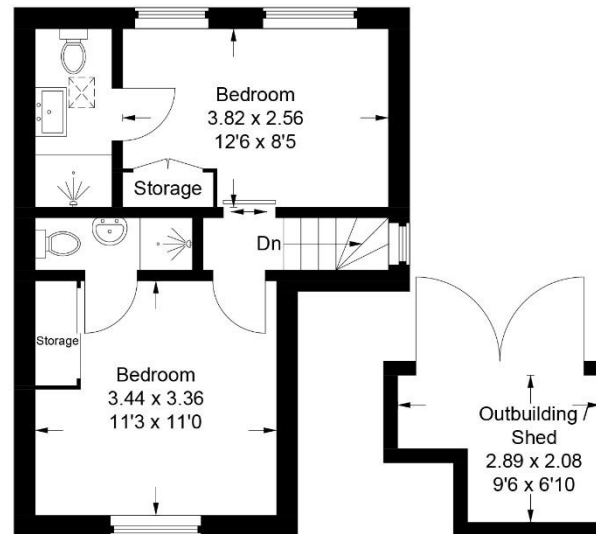
First Floor = 29.5 sq m / 317 sq ft

Outbuilding / Shed = 5.0 sq m / 54 sq ft

Total = 82.3 sq m / 885 sq ft



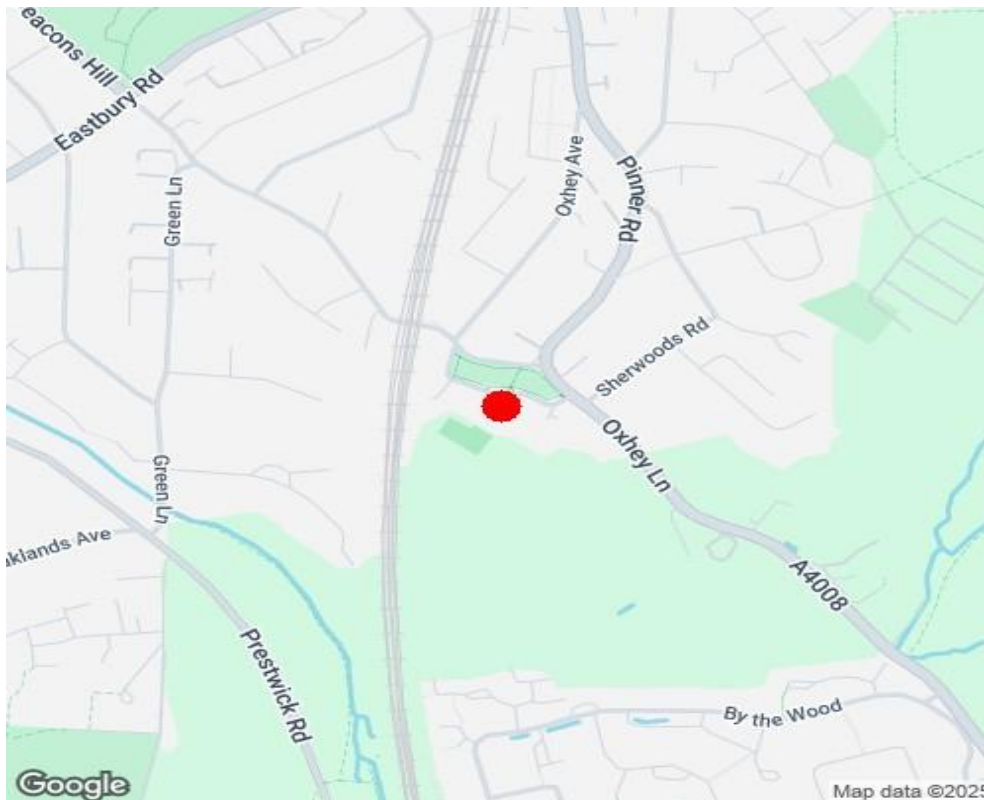
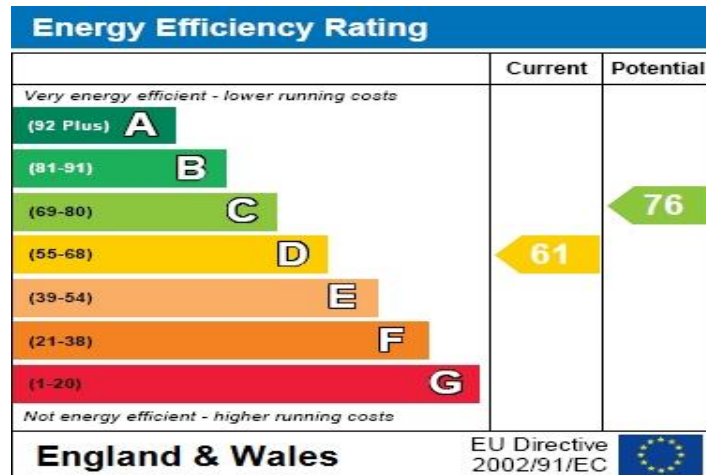
Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.